



South  
Florida's  
Center for  
Opportunity

# Middle of the Market

The Tri-County region, composed of Palm Beach, Broward, and Miami-Dade counties, is the largest and wealthiest region in the state of Florida. Given its location, North Miami is **uniquely positioned** to capitalize on the favorable amenities found in the Tri-County region. **Halfway between** Miami and Ft. Lauderdale, North Miami provides easy access to the beaches, international airports, seaports and a wide array of tourist attractions. As the **sixth largest** city in Miami-Dade County, North Miami is home to one of the youngest and most **culturally rich** communities in the entire state.

As a Florida Green Building Association **Silver Green City** Award winner, North Miami is focused on **climate resiliency and sustainable** green initiatives. The City is committed to **forward-thinking** solutions while maintaining a **business-friendly** environment. In 2018, North Miami was awarded **"Best Business Climate & Policy"** in Miami-Dade County by the Beacon Council, Miami-Dade's official economic development partnership.

The Miami metropolitan area has a \$328 billion GDP, and is the 26<sup>th</sup> wealthiest area in the world.

- U.S. Bureau of Economic Analysis 2017



## PEOPLE

HS Diploma or higher:  
**75%**



Median Age

**36**



Population  
**63,500**



## ECONOMY



Median Household  
Income:  
**\$40,882**

**OPEN**

Approximately  
**2,900** businesses

**4.6%**  
unemployment  
rate



Ft. Lauderdale

**NORTH MIAMI**  
FLORIDA

Miami

# Why North Miami?



## RETAIL SNAPSHOT (5 MILE RADIUS)



Annual Consumer Expenditure  
**\$8.14 Billion**

Non-Retail: \$4.67 Billion  
Retail: \$3.47 Billion

As the market price points in Downtown Miami and Ft. Lauderdale continue to rise, North Miami remains an **affordable alternative** for both home buyers and **commercial** investors.

With single-family homes ranging from **sub-\$200,000** to over \$12 million, North Miami caters to **everyone**.

North Miami is also home to a variety of companies, including the **largest Lexus and Audi** dealerships in the United States.



## BISCAYNE BUSINESSES



Urgent Care





# DOWNTOWN DEVELOPMENT

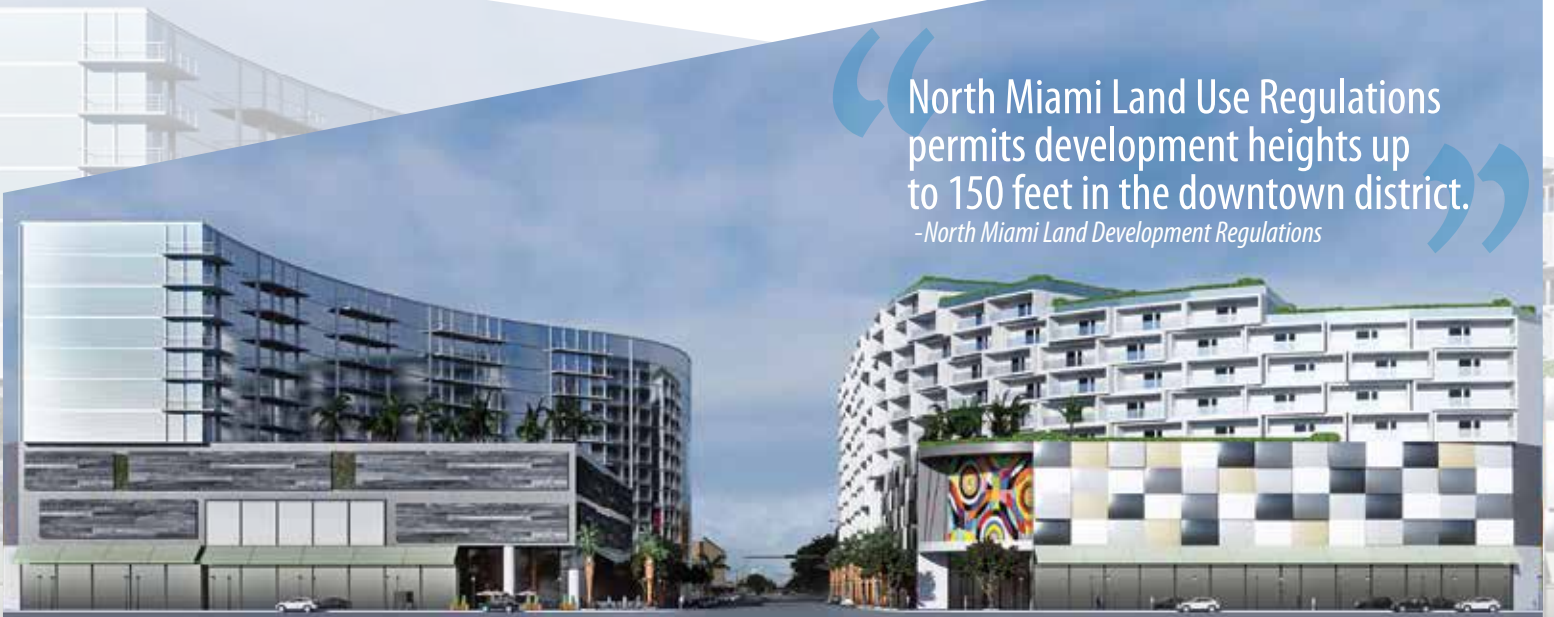


To further spur **sustainable economic growth**, the City of North Miami is actively working with private sector partners to build multi-story **mixed use developments** in Downtown North Miami. As part of the 21<sup>st</sup> century shift toward holistic living, North Miami is **partnering with private sector entities** to create residential units paired with dining, office space and retail storefronts. The city provides ready access to market data and demographics to help bolster your development proposal.

The City has a **variety of resources** to help fill project gaps including, but not limited to: tax rebates, infrastructure improvements, vacant land, density bonuses and grant funding. North Miami has an **experienced** and **sophisticated** developer-friendly staff looking for **interested partners** in the downtown region.

“North Miami Land Use Regulations permits development heights up to 150 feet in the downtown district.”

*-North Miami Land Development Regulations*



# A Brighter Future For NoMi

SoLē Mia  
M I A M I

“SoLē Mia Miami is a master planned community that is rising on the largest remaining parcel of undeveloped land in South Florida.”

-SoLē Mia Miami Study, 2018

Turnberry Associates and LeFrak broke ground on SoLē Mia Miami in June 2015. The premier 184-acre master-planned community is rising on one of the largest remaining undeveloped parcels in South Florida east of Biscayne Boulevard. Destined to become South Florida's next iconic neighborhood, this pedestrian-friendly lifestyle community has entitlements for approximately 1.5 million square feet of commercial space and 4,390 residences. The commercial area will feature a retail center with shopping, dining, entertainment and office space. Located at 15045 Biscayne Boulevard, SoLē Mia is centrally situated and offers easy access to Fort Lauderdale and Downtown Miami. Two luxury residential towers, a company headquarters, and Costco are all finishing up construction over the next 12 months. The city of North Miami is currently working with Oleta Partners to provide residents and businesses with valuable job training resources and opportunities available at SoLē Mia Miami. - [solemiamiami.com](http://solemiamiami.com)

## Quick Facts



**1.5 Million SQ.FT.**  
of Retail and Office Space

**Zoned for 4,390 Residences**



**37 Acres**  
of Lush Parks

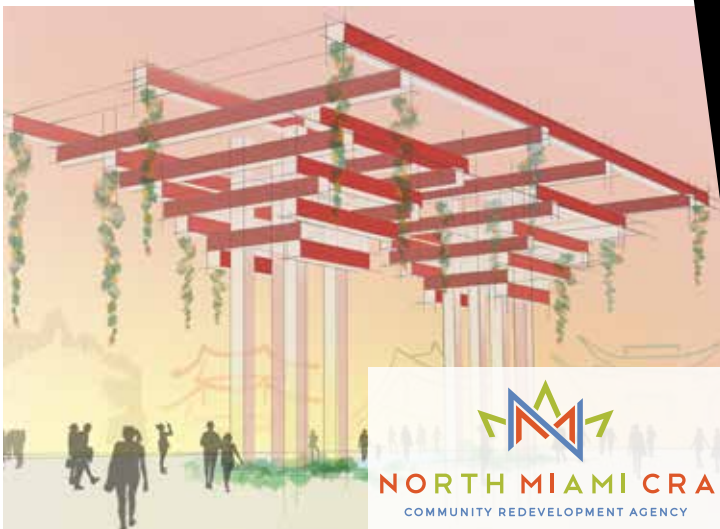
**Traffic Count 1**  
**64,000 Vehicles** per day

**\$ 4 Billion**  
Development Project

## North Miami's Chinatown Cultural Arts and Innovation District

In February 2016, North Miami became the first city in the state of Florida to designate a portion of its city as a Chinatown. The district's purpose is to promote economic growth through commercial development, tourism and technological innovation. The North Miami Community Redevelopment Agency (CRA) is leading this project through funding and project management. The North Miami CRA is eagerly willing to partner in redevelopment efforts.

- Composed of 92 acres across 16 city blocks
- Location on NW 7<sup>th</sup> Avenue, a major north/south commercial corridor adjacent to U.S. Interstate 95



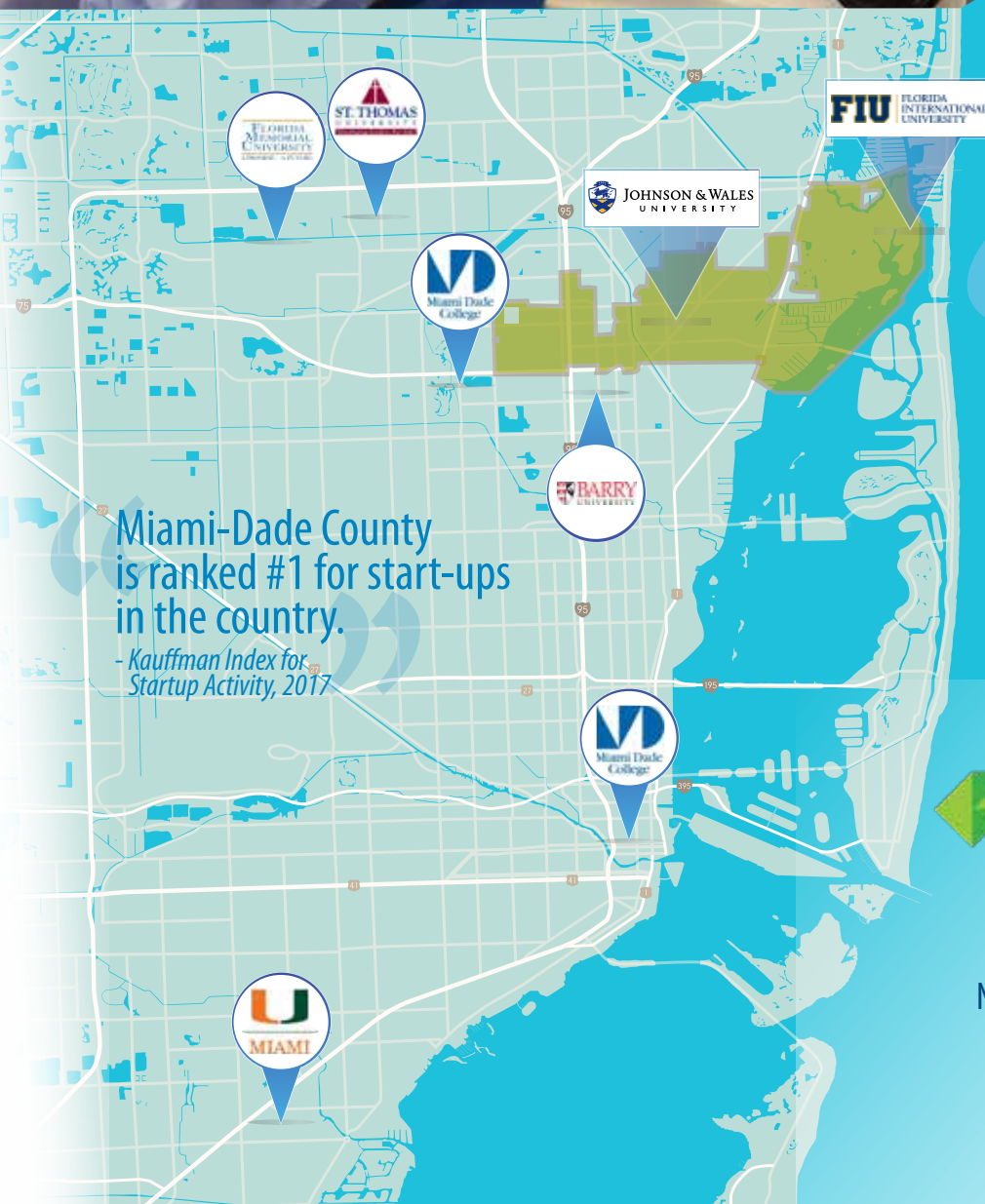
  
**NORTH MIAMI CRA**  
COMMUNITY REDEVELOPMENT AGENCY





# Access to Innovation

North Miami is an educational hub. Within and surrounding the community are **seven top-ranked universities** that collectively enroll more than **500,000 students** and contribute over half a billion dollars in research and development funding each year. North Miami residents have **access to quality** elementary and secondary educational curriculum from a wide variety of public, magnet, charter and private schools. North Miami has a **labor force of 32,109** workers, with a job growth rate of **7%** since 2015. The Miami metropolitan market fosters an environment for competitive wages and a reasonable **cost of living** compared to other major metros.



Miami-Dade County is ranked #1 for start-ups in the country.

- Kauffman Index for Startup Activity, 2017

There are 50 universities within 50 miles of North Miami, and over 170 Vocational Institutions in Miami-Dade County.

-The Beacon Council, 2018



North Miami often partners with organizations that offer workforce incentives such as talent acquisition assistance and on-the-job trainings to reduce labor costs.

# International Infrastructure

I-95's average daily traffic through North Miami is over 239,000 vehicles.

- FDOT, 2017

North Miami sits halfway between two air and sea ports. A Florida East Coast Railway line goes through the City with a **planned future transit stop**. Two major highways, I-95 and US 1, travel through the City making North Miami a **convenient gateway** to the entire South Florida Region.



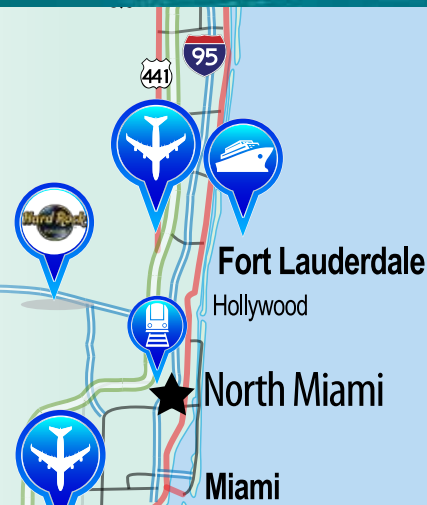
- One of two airports in the world designated as a Pharma Hub for more information visit [miami-airport.com/miapharmahub.asp](http://miami-airport.com/miapharmahub.asp)
- #1 Airport for International Freight, #3 for International Passengers
- \$33.7 billion annual economic impact

## PORT MIAMI

- PortMiami is uniquely positioned to capitalize on the \$5 billion expansion of the Panama Canal
- Over \$167 million in revenues each year
- Gateway to the world: 74 sister ports in 36 countries across 5 continents
- Ships 7,699,886 tons of cargo annually



- Over 350 miles of FEC track connects Florida to the rest of the US
- Efficient and safe way to transport freight
- FEC is the exclusive provider to Ports in the state of Florida



## Drive Time Data



MIA: 20 minutes  
(11.5 miles)



PortMiami: 22 minutes  
(11 miles)



FLL: 29 minutes  
(19 miles)



Port Everglades: 34 minutes  
(20 miles)

*\*Travel times rounded to nearest minute and based on midday traffic from North Miami City Hall.*





# Competitive Incentives

The city of North Miami is ready to work with companies and developers to provide a detailed and **aggressive incentive** package, giving access to all available federal, state, and local incentives. With **fast-track permitting** and experienced **business-friendly** staff, North Miami is ready and willing to enter into **public-private partnerships**.

North Miami  
was named the  
'*Best Business Climate  
& Policy*' award winner in  
2018 by the Miami-Dade  
Beacon Council.

## Economic Development Incentives

### Financial Opportunity Incentives

- Density Bonus
- New Markets Tax Credit
- State of Florida Tax Credits
- Tax Increment Financing Incentives (TIF)
- Brownfield Tax Credit
- Urban Jobs Tax Credit Program
- Manufacturer Tax Exemption
- EB-5 Program
- Grant Opportunities
- CRA Business Attraction Grant
- Opportunity Zones

### Target Industry Incentives

- High Impact Performance Incentive Grant (HIPI)
- Capital Investment Tax Credit (CITC)
- Miami-Dade County Targeted Jobs Incentive Fund (TJIF)
- Qualified Target Industry Tax Refund (QTI)
- Foreign Trade Zone 281

### Workforce Training Incentives

- Florida Flex Program
- Incumbent Worker Training Program
- Employed Worker Training (EWT)
- On-The-Job-Training (OJT)
- Targeted Industry Workforce Development Scholarship
- Local Preference Incentives

### Infrastructure Incentives

- Economic Development Transportation Fund (EDTF)
- Grant Opportunities
- FPL Rider Discounts



# NoMi Living

North Miami features a variety of amenities for an **extraordinary quality of life** and **outstanding standard of living**. Food and drink options in North Miami include a diverse style of **award-winning** restaurants, several bars, and two **microbreweries**. North Miami features waterfront homes and its border sits less than two miles from the world renowned **Miami beaches**.

“Hidden in the urban setting of North Miami is Oleta River State Park, the largest urban park in the state of Florida.”  
- [FloridaStateParks.org](http://FloridaStateParks.org)



A diverse cadre of **beautiful parks** spread out around the City, and North Miami hosts multiple family-friendly special events monthly, including the most popular Thanksgiving Parade in Miami-Dade County. The internationally acclaimed **Museum of Contemporary Art (MOCA)** anchors the downtown district of the City surrounded by art and antique galleries.



“There are over 250 Entertainment related businesses in North Miami.”  
- *The Beacon Council, 2018*





North Miami offers cash incentives  
for qualified projects that film  
in the City of North Miami.

# Filming in NoMi

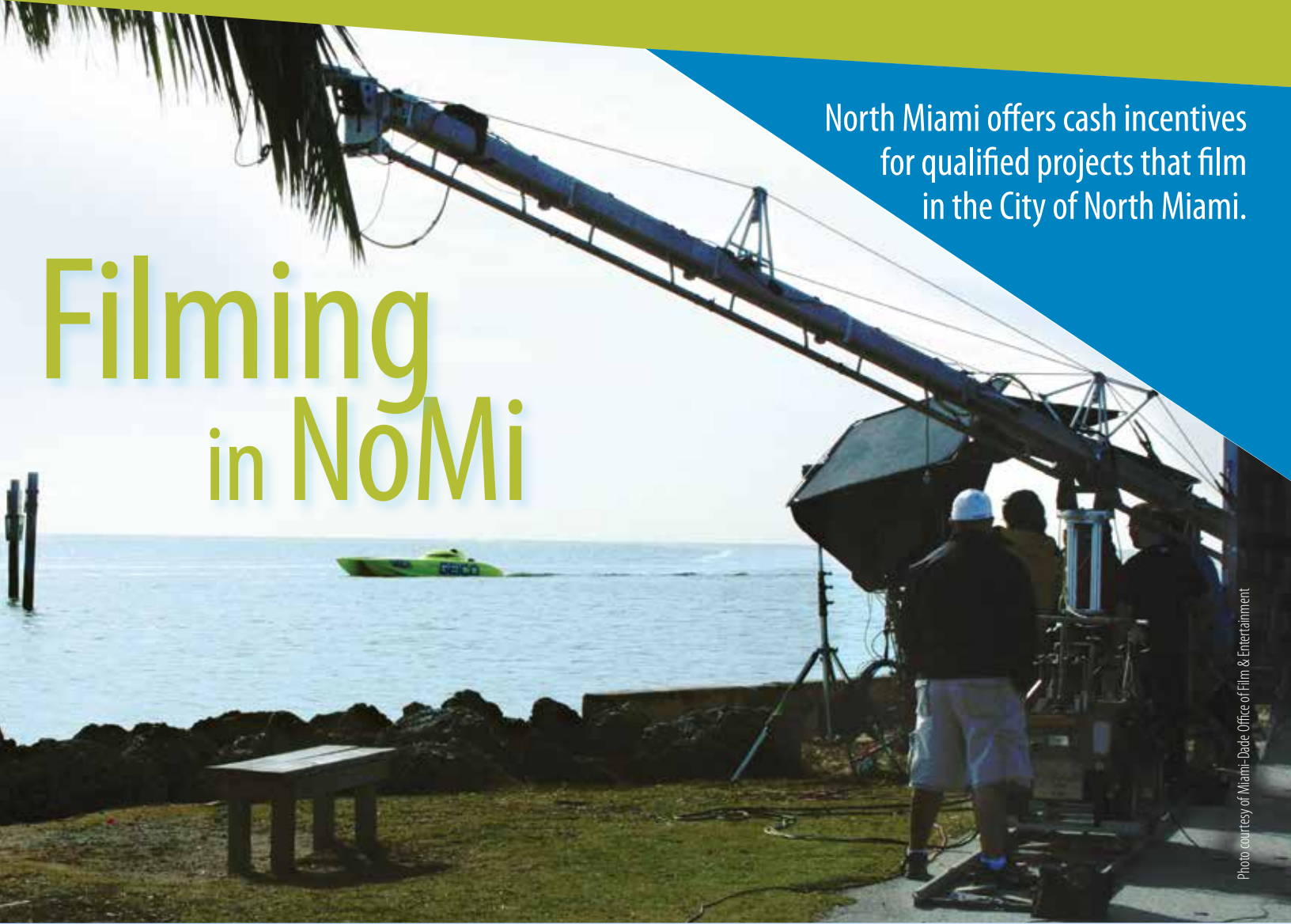


Photo courtesy of Miami-Dade Office of Film & Entertainment

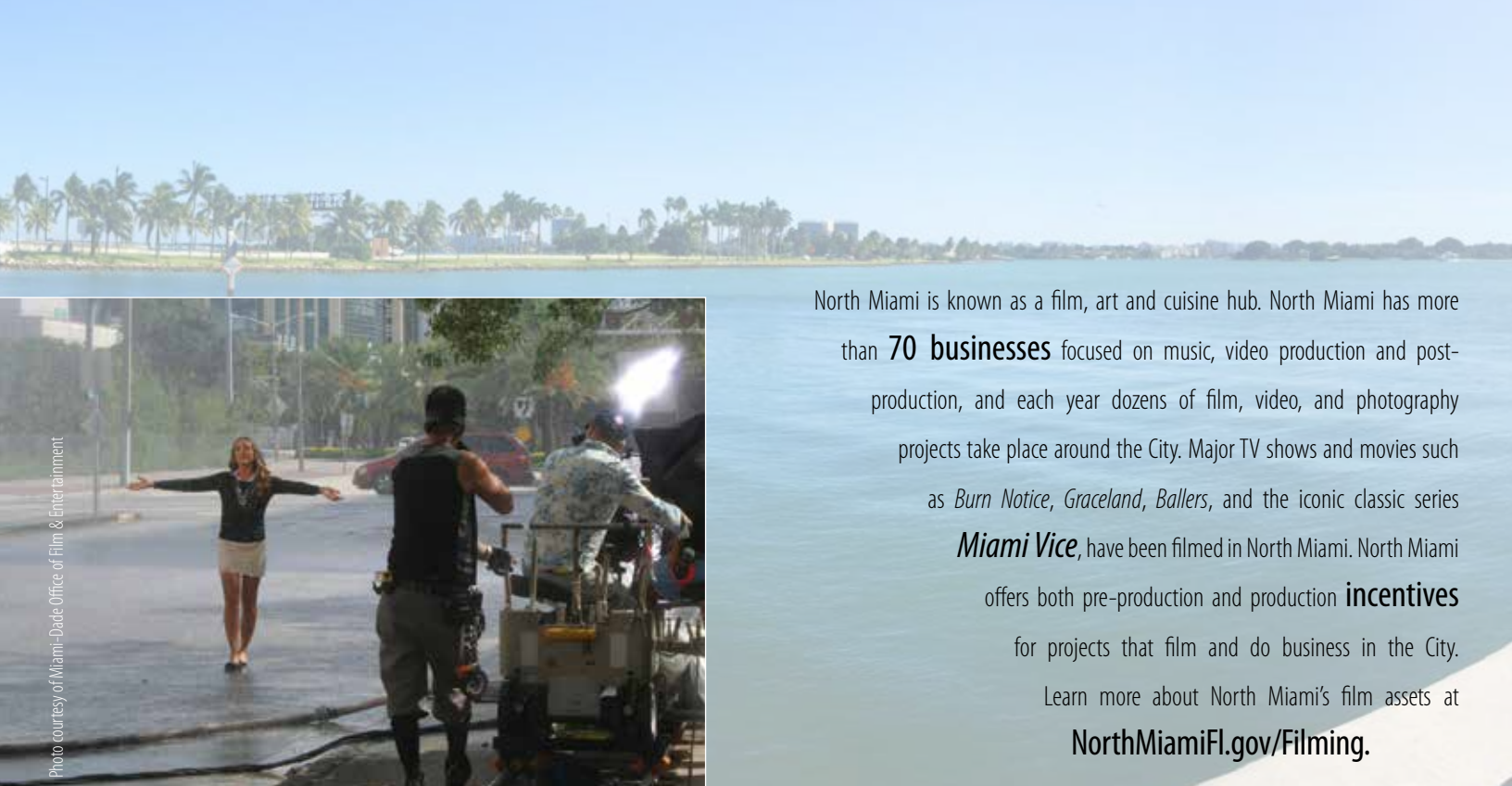


Photo courtesy of Miami-Dade Office of Film & Entertainment

North Miami is known as a film, art and cuisine hub. North Miami has more than **70 businesses** focused on music, video production and post-production, and each year dozens of film, video, and photography projects take place around the City. Major TV shows and movies such as *Burn Notice*, *Graceland*, *Ballers*, and the iconic classic series *Miami Vice*, have been filmed in North Miami. North Miami offers both pre-production and production **incentives** for projects that film and do business in the City. Learn more about North Miami's film assets at [NorthMiamiFL.gov/Filming](http://NorthMiamiFL.gov/Filming).



## Elected Officials

Dr. Smith Joseph, Mayor  
Philippe Bien-Aime, Councilman  
Alix Desulme, Councilman  
Scott Galvin, Councilman  
Carol Keys, Esq., Councilwoman  
Michael A. Etienne, Esq., Elected City Clerk

## Executive Staff

Larry M. Spring, Jr., CPA, City Manager  
Jeff P. H. Cazeau, Esq., City Attorney



Community Planning and Development Department  
12400 NE 8 Avenue, North Miami, FL 33161  
305.895.9825

Sam Blatt  
Economic Development Manager

[NorthMiamiFL.gov/CPD](http://NorthMiamiFL.gov/CPD)

